Karen Johnson Davidson County
Batch# 527905 DEEDQC
12/09/2020 09:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201209-0143378

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, Maria E. Garcia ("Grantor"), a single woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Miguel Garcia,** (Grantee), a single man all of her rights, title, and interests in the following described real property, to wit:

Being Lot No. 205 on the Plan of Cumberland Station at Wilson Gap, Section Two, as of record in Instrument No. 20020903-0105967, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Miguel Garcia and Maria E. Garcia, husband and wife, by virtue of that certain Warranty Deed dated February 16, 2018, and being of record at Instrument No. 20180223-0017293 in the Register's Office of Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY: 1669 Cumberland Station Blvd., Madison, TN 37115

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20180223-0017293** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 25 day of **November, 2020.**

Maria E. Garcia
Maria E. Garcia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Maria E. Garcia,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25 day of **November, 2020.**

C. Allen
NOTARY PUBLIC

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

MY COMMISSION EXPIRES: 7-5-21

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

Miguel Garcia
AFFIANT

SUBSCRIBED AND SWORN before me this the 25 day of **November, 2020.**

C. Allen
NOTARY PUBLIC

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

MY COMMISSION EXPIRES: 7-5-21

PROPERTY ADDRESS:	**1669 Cumberland Station Blvd** **Madison, TN 37115**
TAX PARCEL NO.:	**053090B07000CO**
PROPERTY OWNER: OWNER'S ADDRESS:	**Miguel Garcia** **1669 Cumberland Station Blvd.** **Madison, TN 37155**
MAIL TAX BILLS TO:	**Miguel Garcia** **1669 Cumberland Station Blvd.** **Madison, TN 37155**

Certificate of Authenticity

I, Emily Reed, do hereby make oath that I am a licensed attorney and/ or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022